

## **SITE PLAN REVIEW COMMITTEE MEETING SUMMARY**

### **11<sup>th</sup> & Vermont (SP #447)**

SPRC Meeting #1

Ellen Bozman Government Center | Cherry and Dogwood Rooms

2100 Clarendon Blvd. | Arlington, Virginia 22201

January 27, 2020 | 7-9 p.m.

**Planning Commissioners in Attendance:** James Schroll (Chair), Nia Bagley, Devanshi Patel

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### **MEETING AGENDA**

1. **Informational Presentations**
  - a. Presentation of Site Plan Amendment Proposal (applicant)
  - b. Staff analysis (staff)
    - i. Review of Applicable Plans and Policies
    - ii. Preliminary Issues and Discussion Points
2. **Land Use and Zoning - Relationship of amendment to GLUP Study Guidance**
3. **Site Design and Characteristics**
  - a. Removal of on-site alley
  - b. Changes to North Block configuration
  - c. Location of parking and loading
4. **Building Architecture**
  - a. Façade and massing changes on South Block
  - b. Façade changes on North Block
5. **Transportation – Changes to Parking Ratio**
6. **Community Benefits**
7. **Construction Issues**

### **INTRODUCTION**

Commissioner Schroll made introductions and spoke briefly about the meeting topics.

### **APPLICANT PRESENTATION**

**Chris Gordon, CTGA Architecture**, presented an overview of the proposed changes to the plan.

### **STAFF PRESENTATION**

**Matthew Pfeiffer, Arlington County CPHD Planning Division** presented information on the applicable policy guidance for the site and then the preliminary issues identified by staff.

**LAND USE AND ZONING**

- Please explain the changes to the build-to line for the townhouses. The applicant explained that there is an existing restricted covenant on the subdivision deed that requires not buildings to be built within a certain setback of N. Vermont Street. This was unknown at the time of the original site plan and requires an amendment to move the building faces back from N. Vermont Street.

**SITE DESIGN**

- Concern about the removal of trees that are located partially on the Westview property. The applicant responded that those trees are most likely not able to be saved or relocated.
- The applicant can't replace mature trees. That being said, please replant as many trees as possible. Please also work with the church on maintaining the property ... right now there's a huge rodent problem.

**BUILDING ARCHITECTURE**

- Are there balconies on the south and west facades of the new buildings? Concern about noise from residents on balconies. The applicant responded that there are balconies on these facades, but that they are small and flush with the building face.
- What do the neighbors think about the major change –removal of the alley? Neighbors responded that they are happy with the change and that they support the applicant's proposal.
- Concern about the steps/stoop on north block townhouses and also the south block multifamily building. It's an equity issue. The applicant responded that they will examine these entrances to make sure that there is one entrance for all.
- Concern about staff's analysis. The residents do not care about a break in the massing for the building along 11<sup>th</sup> Street and prefer the current proposal because the building is set further back from 11<sup>th</sup> Street. Residents also prefer the elimination of the alley because vehicular traffic is kept out of the interior of the block. Residents do not care about moving the parking and loading onto N. Vermont Street. Applicant's proposal for the north block equally good.
- Westview residents agree with all the previous points regarding satisfaction with the applicant's proposal.
- Concern about the view of the roof from the Westview units. The applicant responded that mechanical equipment will be enclosed with parapet walls.
- Concern about the balconies on the eastern elevation.

**TRANSPORTATION**

- Will there be electric vehicle charging stations? The applicant answered that there will be.
- Concern that there is an existing traffic problem in the neighborhood; how can construction be managed with the other projects occurring in Ballston?
- Do we need a 22202-style transportation study of Ballston to understand available capacity? Westview residents would like such a study, particularly focusing on the pedestrian network.

**PUBLIC COMMENT**

- Dana Gerk, Westview Condominiums – Thanks to the developer. Echo comments regarding not implementing staff’s comments. Please also save the trees.
- Ben Schultz, Vermont Place HOA – Do we still think the LOS ratings for Vermont and Fairfax hold up with the increase in units?
- Cindy Bucholder, Windsor Plaza HOA – Increased density will impact parking. This will create more of a need for street parking.

**NEXT STEPS**

- Staff anticipates the site plan amendment will come to the Board in March. It will not come to the Planning Commission. Staff will update the community by email as to the status.